

10 WESTLAND CLOSE

HADDENHAM, BUCKINGHAMSHIRE. HP17 8FJ



HAMNETT
HAYWARD

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A lovely four bedroom detached family home, tucked away on the fringe of a popular development just a short walk from the station for access into London Marylebone (under 40 minutes)

Westland Close forms part of a modern development in the highly sought after Buckinghamshire village of Haddenham, constructed approximately eight years ago by Cala homes. Ideally positioned on the fringe of the development, the property enjoys a great deal of privacy coupled with a generous walled garden. This lovely home is perfectly placed for a family, just a short walk of the airfield pavilion, the playing field, a recently opened supermarket and the new nursery. For the commuter, the railway station is within a five minute walk offering a comprehensive service into London Marylebone (under 40 minutes).

Internally, 10 Westland Close offers exceptional and generously proportioned accommodation throughout. The ground floor is approached via a spacious entrance hall and benefits from three versatile reception rooms, together with an impressive open-plan kitchen and dining area.

The well-appointed kitchen is fitted with an extensive range of shaker-style wall and base units, complemented by quartz work surfaces and a selection of integrated appliances, including an eye-level double electric oven, fridge/freezer, gas hob and dishwasher. The kitchen seamlessly flows into a generous dining area, where glazed doors provide a direct connection to the rear garden, creating an ideal space for both everyday family life and entertaining. Further ground-floor accommodation includes a 16' living room, also enjoying direct access to the garden, a separate study and a versatile family room.

To the first floor, a generous principal bedroom offers a range of built in wardrobes and an en-suite shower room, a further guest bedroom has an en-suite shower room, two further bedrooms are served by a family bathroom. Externally, the property has a blocked paved driveway to the side providing ample off street parking and an EV charging point. A particular feature of this property is the rear garden, enclosed with a lovely wychert style wall. To the rear, a formal garden is laid to lawn with two paved terrace area's positioned from the kitchen and sitting room offering an area for entertaining and al-fresco dining. To the side of the property is an additional section of garden, ideal for a lovely vegetable garden.

In our opinion this is a wonderful opportunity to acquire a generous family home close to good schools and within a short walk of the station for access into London Marylebone (Approx. 40 minutes)

“A FABULOUS FOUR BEDROOM DETACHED FAMILY HOME OFFERING A VERY GENEROUS PLOT AND A PRIVATE POSITION ON THE FRINGE OF A NEW DEVELOPMENT, JUST A SHORT WALK TO THE STATION FOR LONDON”



AT A GLANCE

- A generous four bedroom detached family home with three separate reception rooms
- Open plan kitchen/dining room extending to 17' in length
- Principal bedroom suite with built in wardrobes and further guest suite
- Highly sought after position offering excellent privacy and just a short stroll from the station
- Generous plot offering a private garden, ample off street parking, garage and EV charging point



SUMMARY

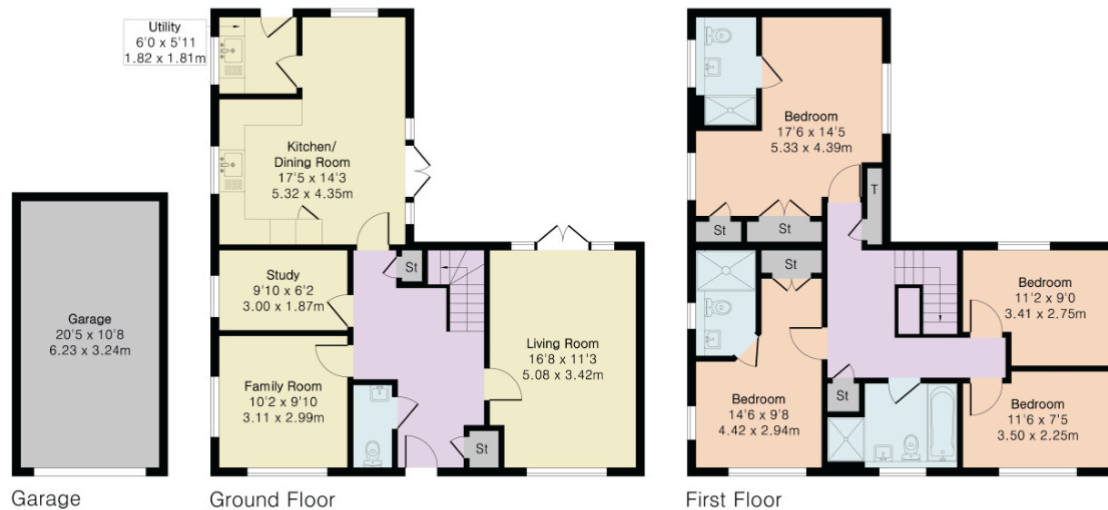
- Large reception hall with generous storage
- Cloakroom
- 16' living room
- Family room
- Study
- 17' open plan kitchen/dining room with glazed gardens out to the rear garden
- Well equipped kitchen with a range of integrated appliances and granite work surfaces
- Utility room
- Principal bedroom with built in storage and en-suite shower room
- Guest bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom with separate shower room
- 20' garage
- Block paved parking for three vehicles and EV charging point linked to the solar
- Generous walled garden offering an excellent degree of privacy and a South facing garden
- Additional side garden
- A wonderful setting on the outskirts of a popular development, enjoying far reaching views over farmland and countryside
- A short walk to the airfield pavilion, playing field and mainline station (London Marylebone in 40 minutes)
- Solar panels producing approx 3.5 Mwh P.A

**Approximate Gross Internal Area 1576 sq ft - 146 sq m
(Excluding Garage)**

Ground Floor Area 788 sq ft – 73 sq m

First Floor Area 788 sq ft – 73 sq m

Garage Area 217 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from the Oxfordshire town of Thame and seven miles from Aylesbury. Several times winners of 'Village of the Year' in their region, Haddenham is the largest of the four Wychert villages in Bucks. Wychert is the name given to the mud and wattle walls that are a common sight in the village. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury duck. There are a comprehensive range of amenities in the village including a post office, two public houses, a parade of shops and a popular garden centre and farm shop. For schooling, three reputable primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools. The private sector is also catered for with Ashfold School in nearby Dorton. In addition the commuter is well catered for with a railway station in the village and a short walk from the property, providing regular direct line services to London, Marylebone (from 37 mins) or Birmingham. For motorists, the M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford for larger department stores or further amenities.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity. Solar panels, EV charging point linked to the solar

Solar Panels: Producing approx. 3.5MWh per year. The hot water is heated from the solar panels via iBoost

Heating: Gas fired central heating

Energy Rating: Current B (85) Potential A (93)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8FJ

Council Tax Band: G

Tenure: Freehold, with a management charge of approx £130 P.A



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